

Division of Transportation System Development
North Central Region
510 N. Hanson Lake Road
Rhineland, WI 54501

Governor Tony Evers
Secretary Craig Thompson
wisconsindot.gov
Phone: (715) 365-3490
FAX: (715) 365-5780
Email: ncr.dtsd@dot.wi.gov



June 25, 2019

PROSPECTIVE BIDDERS

SUBJECT: Public sealed bid sale of Surplus State-Owned Land, Wood County
Bid Opening – Wednesday, **August 7, 2019 1:30 p.m.**
6350-07-23, parcel 2 \pm 3.802 acres (165,615 square feet)
NO MINIMUM BID, Appraised value \$26,600
Village of Auburndale, WI

The Wisconsin Department of Transportation (WisDOT) solicits your sealed bid for the purchase of the above-referenced surplus real estate. This surplus property consists of \pm 3.802 acres (165,615 square feet) of vacant land at the corner of Van Avenue and CTH P and Marshfield Street in the Village of Auburndale, Wood County, WI. There is no access to CTH P. Access could be granted to Van Street or Marshfield Street through the Village of Auburndale driveway permitting process. This area would require a private well, but would be serviced by municipal sewer. The property is currently zoned R-1 Residential. The parcel identification number is 2300008A. Attached in the enclosed bulletin are location maps and GIS aerial.

If you are interested in bidding on this property, carefully read the instructions in the enclosed bulletin. In addition to terms of sale, the materials enclosed also contain a sample deed and legal description of the property with deed restrictions, a property location map, photos and the official forms on which your bid must be submitted.

The appraised value of the subject property is \$26,600. Although there will be no minimum bid, WisDOT reserves the right to reject any and all bids. A bid deposit in the form of a certified check or cashier's check in the amount of ten percent (10%) of the bid amount must accompany the bid. Checks should be made payable to the Wisconsin Department of Transportation. In the event WisDOT accepts a bid, any deposit made by the winning bidder will be applied toward the purchase price. The bid deposits of unsuccessful bidders will be returned.

All bids must be received **prior to 1:30 p.m. on Wednesday, August 7, 2019**. The bid opening will be at 1:30 p.m. August 7, 2019 at the Wisconsin Dept. of Transportation's Division of Transportation Systems Development, North Central Office, located at 510 N. Hanson Lake Road, Rhineland, WI. Your attendance at the bid opening is welcome but is not a requirement.

The property was recently appraised and a copy of the appraisal may be found at: <https://wisconsindot.gov/Pages/doing-bus/real-estate/landsales/default.aspx> and then click on the North Central Region, or are available upon request. If you have questions about the parcel or the bid process, please contact me at 715-365-5766.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Massino/bks".

Patricia Massino/bks
Real Estate Specialist Sr.

Enclosures

WISCONSIN DEPARTMENT OF TRANSPORTATION
TRANSPORTATION SYSTEMS DEVELOPMENT
NORTH CENTRAL REGION – RHINELANDER OFFICE

PUBLIC SEALED BID SALE
OF
SURPLUS LAND

BIDDERS BULLETIN
(Contains Official Bid Forms)

LOCATION OF SUBJECT PROPERTY

+/- 3.802 acres (165,615 square feet) Vacant land, Village of Auburndale
10486 State Highway 186
Corner of Van Avenue and CTH P and Marshfield Street
Part of the SE ¼ of the SE ¼ of S21, T25N, R4E
Village of Auburndale, Wood County, WI

Project ID 6350-07-23, parcel 2

BIDS MUST BE RECEIVED BEFORE:

1:30 p.m. on Wednesday, August 7, 2019
at the

WISCONSIN DEPARTMENT OF TRANSPORTATION
NORTH CENTRAL REGION - RHINELANDER OFFICE
REAL ESTATE UNIT
510 NORTH HANSON LAKE ROAD
RHINELANDER, WI 54501
ATTENTION: PATRICIA MASSINO

BID OPENING

1:30 p.m., Wednesday, August 7, 2019



Transportation Systems Development, North Central Region (Rhineland)
Department of Transportation
Real Estate Unit
510 N. Hanson Lake Road
Rhineland, WI 54501
Phone: (715) 365-5766

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GENERAL INFORMATION APPLYING TO ALL SURPLUS LAND SALES

The Department of Transportation (also referred to as the "Department") urges you to visit and inspect the surplus parcel you are interested in before you bid. All lands will be conveyed on an "as is" basis. Ignorance of any condition of the site will not allow you to withdraw or adjust a bid after it is opened.

We urge you to secure firsthand information about the local real estate tax rate, utility services, zoning ordinances and building codes. With that information, you will be in a position to accurately determine the utility of the land and to prepare a bid reflective of that utility.

GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE

1. Location: Land only, corner of Van Avenue and CTH P and Marshfield Street, Village of Auburndale, Wood County, WI.
2. PIN #: 2300008A
3. Area of Site: \pm 3.802 acres (165,615 square feet) vacant land.
4. Zoning: R-1 Residential, Village of Auburndale.
5. Sample Quit Claim Deed with legal description and deed restrictions: See Attachment 1.
6. Taxes or Assessments Levied against Site: None known. Any taxes or assessments will be the responsibility of the Purchaser.
7. Access: No access to CTH P. Access could be granted to Van Street or Marshfield Street through the Village of Auburndale driveway permitting process.
8. This area would require a private well, but would be serviced by municipal sewer.

GENERAL TERMS OF SALE

1. Deadline for Bid Opening
It shall be your duty as a bidder to see that your bid is delivered within the time and at the place prescribed in this bulletin. No bid received after the time fixed in this invitation for the opening of bids will be considered and those bids will be returned unopened. Bidders are welcome to attend the bid opening but attendance is not mandatory.
2. Award of Bid
After payment of the full bid price, the Department will award title of the Subject Property to the bidder whose bid conforms to the terms and conditions stated in this bulletin and is the highest dollar value bid acceptable to the Department. While there is no minimum bid, the Department reserves the right to reject all bids if no bid is received which would be in the best interest of the Department to accept. The Department reserves the right to withdraw the offered parcel from sale any time prior to the bid opening. The Department will reserve the parcel in the successful bidder's name for a period of 60 days, during which time the successful bidder shall complete the sale by payment of the outstanding balance and recording fees. In the event two or more acceptable high bids are received that are equal in all respects, the selection will either be made by a lottery limited to the tied bidders, or will be re-advertised for bid based on the discretion of the Department.
3. Modification or Withdrawal of Bids
The Department of Transportation will not entertain claims from bidders for withdrawal or modification of bids after the bid opening because of ignorance of the condition of the Subject Property offered for sale or misinterpretation of the terms and conditions of the sale. Submittal of a bid shall constitute knowledge by the bidder of all conditions, requirements, and descriptions contained herein.
4. Notice of Acceptance or Rejection of Bids
You will be notified by mail of acceptance or rejection of your bid within twenty (20) business days after the day of bid opening.
5. Contract for Sale
After the high bid has been accepted by the Department and the sale approved by the Region, Secretary, or Governor (required approval is dependent on dollar value of proposed sale), a sale agreement between the

successful bidder and the state shall exist. Such agreement shall constitute the whole contract to be succeeded only by the formal conveyance instrument unless modified in writing and signed by both parties. Neither oral statements or representations made by or for, or on behalf of either party shall become part of such contract; nor shall the contract or any interest therein be transferred or assigned by the successful bidder without written consent of the Department. Any assignment transaction without such consent shall negate the sale. (See Item 7 below.)

6. Grounds for Rejection of Bids

The Department expressly reserves the right to reject any and all bids when deemed as irregular or when not in the best interest of the Department to accept. Bids containing any qualifying or contingent clauses not mentioned in this bulletin will be declared irregular and rejected. Minor irregularities in the bid form such as misspelled words, may be waived and the bid accepted.

7. Forfeiture of Bid Deposit

In the event of a default by the winning bidder in the performance of the contract of sale created by the Department accepting that bid, the bid deposit shall be forfeited. The Department shall take such actions as it deems necessary and appropriate to enforce the contract. Those actions may include legal redress, awarding title to the second acceptable high bidder or re-advertising the site for sale.

8. Transfer of Title

Transfer of title to the Subject Property to the successful bidder will be via a Quit Claim Deed. The deed will be executed by the Department on behalf of the State of Wisconsin and will recite approval of the Governor as required by the Section 84.09(5), Wisconsin Statutes. A sample Quit Claim Deed, which includes the legal description and deed restrictions, is included as part of this bulletin. The successful bidder must be included as a grantee on the recorded conveyance.

9. Recording Fees

The buyer is responsible for the mandated recording fees, apart from the bid and as a condition of sale will be required to submit a separate check made payable to the Wood County Register of Deeds for these fees along with the final parcel payment. Said fees are \$30.00. No real estate transfer tax will be required to be paid, as property sold by the Department of Transportation is exempt.

10. Final Payment to Seller and Recording of Deed

In the event the Department accepts the highest bid, the winning bidder shall, on a mutually agreeable date not later than sixty (60) days after acceptance of the bid or if required, Secretary's or Governor's Approval of the sale, whichever is later, tender to the Department the balance of the purchase price. Upon receipt of that payment, the Wisconsin Department of Transportation will record the Quit Claim Deed at the Wood County Register of Deeds Office.

11. Delivery of Deed

Once the deed has been recorded, the Department will deliver the original deed to the purchaser.

12. Title Evidence

The buyer will assume the expense of procuring any abstracts or title insurance that may be required.

13. Special Assessments

The purchaser will assume the payment of any unpaid deferred charges or special assessments for public improvements levied against the subject property at the time of sale. Amounts of these outstanding charges will be disclosed in the bulletin if known. None are known to exist.

14. Real Estate Taxes

The purchaser will be liable for all general real estate taxes levied against the subject property after title is transferred.

15. Inspections

Any qualified prospective bidder may request a physical inspection of the property by calling Patricia Massino at 715-365-5766. The property is being sold "as is" with no warranties as to condition or use. It is advised that all bidders research thoroughly, exercise due diligence and seek professional advice if necessary as in any real estate transaction.

INSTRUCTIONS TO BIDDERS

1. Special Bid Form

You must submit your bid on one of the two copies of the special Bid Form provided with this bulletin (Pages 5 & 6) and furnish all information requested. The second copy is provided for your records.

If your bid is submitted on forms other than those supplied in this bulletin, or if the bid fails to furnish all information required, the bid might be rejected at the sole option of the Department. Your bid should be filled out legibly with all erasures, strikeouts and corrections initialed by the person signing it. The bid must be signed in ink by you or your agent.

2. Bid Envelope

Your bid form must be placed in an envelope clearly marked "SEALED BID SURPLUS LAND BID OPENING August 7, 2019, Project ID 6350-07-23, parcel 2" with your name and address in the upper left hand corner of this envelope. That envelope should then be placed inside a mailing envelope and mailed or delivered to the address listed on the first page of this bulletin. No responsibility will be implied to any employee of the Department for the premature opening of, or failure to open a bid, which is not properly addressed and marked.

3. Bids Executed by Agents of Bidder

A bid executed by an attorney or agent on behalf of the bidder, shall be accompanied by an authenticated copy of his Power of Attorney or other written evidence of his authority to act on behalf of the bidder.

4. Deposit Must Accompany Bid

The bid submitted must be accompanied by a bid deposit in the form of a certified check, cashier's check or money order payable to the "Wisconsin Department of Transportation" in the amount of ten percent (10%) of the amount bid for the subject property. Failure to provide such bid deposit shall require rejection of the bid. Upon acceptance of a bid, the appropriate bid deposit of the high bidder shall be applied toward payment of the bidder's obligation to the state. Bid deposits of unsuccessful bidders will be returned to bidders at the close of the bid opening or by mail without interest, as promptly as possible after the bid opening. No personal checks or cash will be accepted. Bids containing those items will be summarily rejected.

5. No Minimum Bid is Required

Although there is no stated minimum bid for the subject property, the appraised value of the subject parcel being offered for sale in this bulletin is **\$26,600.00**. The Department expects to receive bids that reflect the fair market value for this parcel. The Department of Transportation retains the right to reject any and all offers that are not in the best interest of the Department to accept. Title to the property will be awarded to the party making the highest bid in acceptable form that is a bid deemed to be in the best interest of the State.

6. Bid Must be Delivered by Deadline

Bids must be in the hands of WisDOT; Division of Transportation Systems Development – Real Estate, North Central Region – Rhinelander, Real Estate Unit, 510 N. Hanson Lake Road, Rhinelander, WI 54501, Attention: Patricia Massino before 1:30 p.m. Wednesday, August 7, 2019. There are no exceptions to this deadline. Bids, whether hand delivered or mailed, that are received after the above stated deadline will not be opened and will be returned to the bidder.

SPECIAL BID FORM
WISCONSIN DEPARTMENT OF TRANSPORTATION
DIVISION OF SYSTEMS DEVELOPMENT- REAL ESTATE
NORTH CENTRAL REGION - RHINELANDER

OFFICIAL BID FORM FOR PURCHASE OF STATE-OWNED SURPLUS LAND

BIDS DUE: Prior to 1:30 p.m., Wednesday, August 7, 2019
AT: NC Region Office, 510 N. Hanson Lake Road, Rhineland, WI, 54501

BID OPENING: 1:30 p.m., Wednesday, August 7, 2019
AT: NC Region Office, 510 N. Hanson Lake Road, Rhineland, WI, 54501

PROPERTY LOCATION: ± 3.802 acres (165,615 square feet) vacant land, PIN # 2300008A

10486 State Highway 186, corner of Corner of Van Avenue and CTH P and Marshfield Street
Part of the SE ¼ of the SE ¼ of S21, T25N, R4E, Village of Auburndale, Wood Co, WI

PROJECT ID: 6350-07-23, PARCEL 2

I hereby submit a bid of _____ Dollars (\$ _____) for the above-described tract of land subject to the terms and conditions previously described in the bulletin.

Payment Schedule:

This bid is accompanied by a 10% bid deposit in the form of a certified check, cashier's check or money order in the amount of _____ Dollars and ____/100 (\$ _____). Check to be made payable to: **"Wisconsin Department of Transportation"**. In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the State of Wisconsin, the deposit shall be forfeited and the Department of Transportation shall take such action as it deems necessary and appropriate to enforce the contract.

Signature of Bidder

Date

(Printed or typed name of Bidder)

(Telephone No.)

(Street Address)

(Email address)

(City) (State) (Zip Code)

Quit Claim Deed Grantee(s): In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s). Note: Please print clearly and spell names(s) exactly as you want them listed on the deed. (include middle initials, trust names, all parties, joint tenants, etc.)

Grantee(s): _____

All blanks on this form must be filled out completely and legibly, with any corrections initialed by person signing as bidder. Bidder's signature must be you or your agent, appear in ink and include a printed or typed name, as well as phone and mailing address. Keep one copy for your records.

Place in envelope marked: "Sealed Bid, Due August 7, 2019, Project I.D. # 6350-07-23, Parcel 2 remnant"

SPECIAL BID FORM
WISCONSIN DEPARTMENT OF TRANSPORTATION
DIVISION OF SYSTEMS DEVELOPMENT- REAL ESTATE
NORTH CENTRAL REGION - RHINELANDER

OFFICIAL BID FORM FOR PURCHASE OF STATE-OWNED SURPLUS LAND

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Payment Schedule:

This bid is accompanied by a 10% bid deposit in the form of a certified check, cashier's check or money order in the amount of _____ Dollars and ____/100 (\$ ____). Check to be made payable to: **"Wisconsin Department of Transportation"**. In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the State of Wisconsin, the deposit shall be forfeited and the Department of Transportation shall take such action as it deems necessary and appropriate to enforce the contract.

Signature of Bidder

Date

(Printed or typed name of Bidder)

(Telephone No.)

(Street Address)

(Email address)

(City) (State) (Zip Code)

Quit Claim Deed Grantee(s): In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s). Note: Please print clearly and spell names(s) exactly as you want them listed on the deed. (include middle initials, trust names, all parties, joint tenants, etc.)

Grantee(s): _____

All blanks on this form must be filled out completely and legibly, with any corrections initialed by person signing as bidder. Bidder's signature must be you or your agent, appear in ink and include a printed or typed name, as well as phone and mailing address. Keep one copy for your records.

Place in envelope marked: "Sealed Bid, Due August 7, 2019, Project I.D. # 6350-07-23, Parcel 2 remnant"

ATTACHMENT 1

QUIT CLAIM DEED – STATE GRANTOR

Wisconsin Department of Transportation
Exempt from fee s. 77.25(2) Wis. Stats.
RE1563 08/2017

THIS DEED, made by the **State of Wisconsin, Department of Transportation**, GRANTOR, quit claims to **HIGHEST BIDDER**, GRANTEE(s), for the sum of _____ and 00/100 Dollars (\$ _____) pursuant to Section 84.09(5) Wisconsin Statutes, the property described below.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
Wisconsin Department of Transportation
Patricia Massino
510 N Hanson Lake Road
Rhineland, WI 54501

Parcel Identification Number/Tax Key Number
2300008A

Date

Real Estate Manager Signature

Print Name

Date

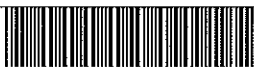
State of Wisconsin)
County) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin)

Date Commission Expires



0 3 6 6 3 2 9 0

This instrument was drafted by:
Wisconsin Department of Transportation

Project ID
6350-07-23

Parcel No.:
2

LEGAL DESCRIPTION

That part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 25 North, Range 4 East, lying South and East of Old Highway 10 (CTH P/Main Street) and West of Van Street, more particularly described in Volume 422, Page 379, Document No. 505709, and in Volume 453, Page 149, Document No. 530507, Village of Auburndale, Wood County, Wisconsin,

Except,

Parcel 2 of Transportation Project Plat 6350-07-23-4.01 Amendment No. 2, recorded in Volume 13 of Plats, Page 121 as Document 2014R04098, Wood County, Wisconsin; **AND** Wood County Certified Survey Map Numbers 606 and 3669; **AND** the south 200 feet of the east 183 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 25 North, Range 4 East.

Said parcel contains 3.8 acres of land, more or less.

It is expressly intended and agreed by and between the parties hereto that:

No right of access shall accrue between this parcel and the right of way of Old Highway 10//CTH P/Main Street.

No advertising signs or billboards of any type shall be located, erected or maintained on the above-described lands, except for on-premise signs.

All existing public and private utilities and recreational trails located upon, over or under the above-described lands, whether by permit or easement, shall have the continued right of occupancy and the continued right of ingress and egress for personnel and equipment for the purpose of maintaining or improving their transmission and/or distribution facilities located wholly or partially within the above-described lands as of the date of this instrument.

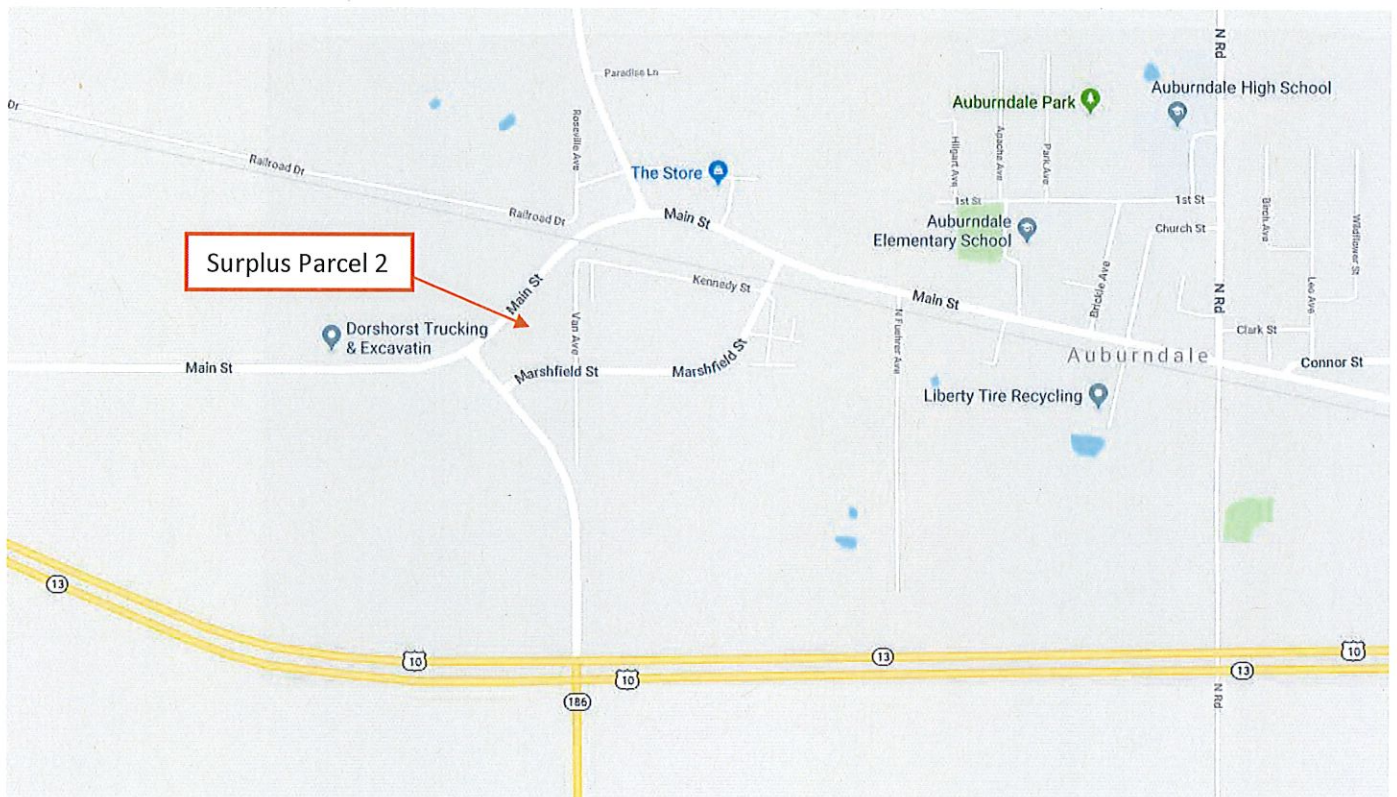
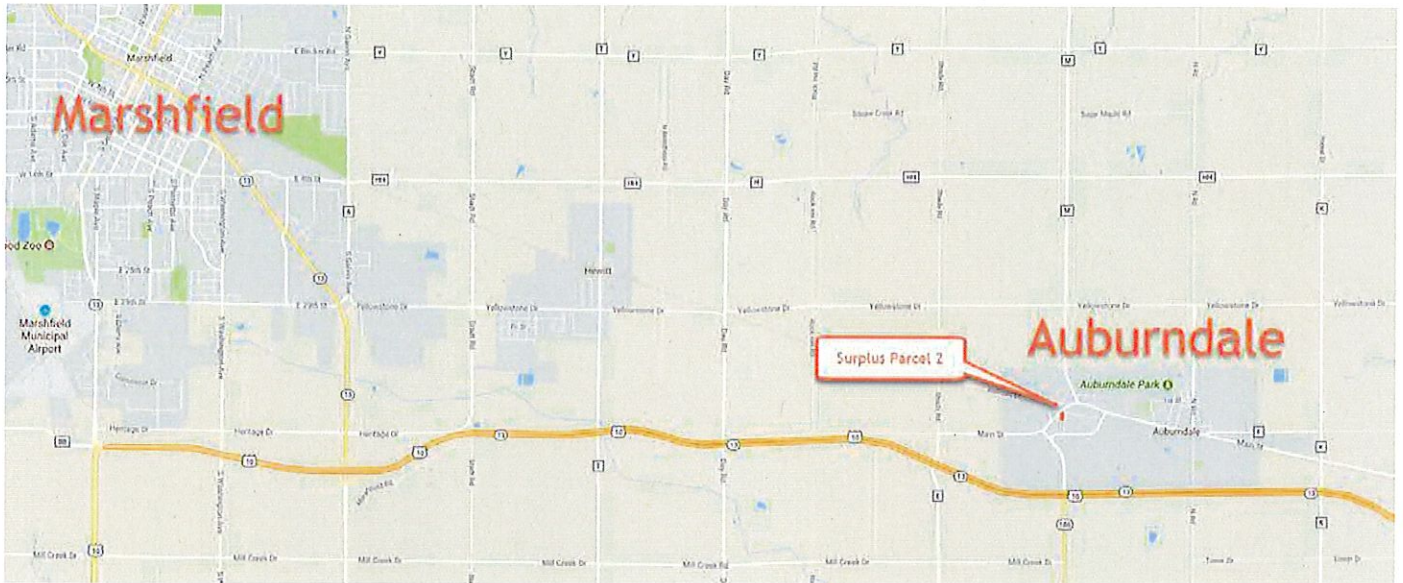
The above-described lands shall be subject to all applicable zoning laws and/or ordinances, easements, reservations, and restrictions of record.

In the event facilities are constructed, maintained, or otherwise operated on the property described in this deed for the purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the GRANTEE will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

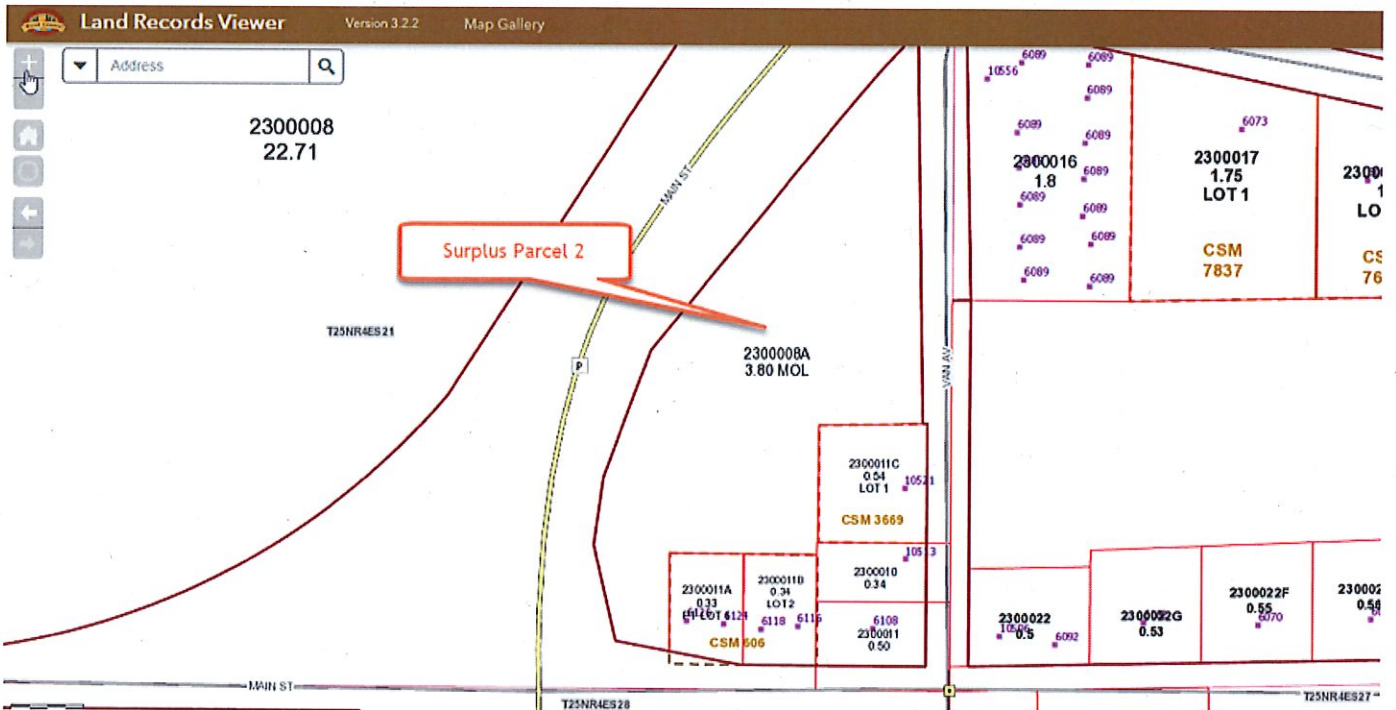
These covenants, burdens and restrictions shall run with the land and shall forever bind the grantee, its successors and assigns; and, upon breach or failure of all or any part thereof, the State of Wisconsin, Department of Transportation (WisDOT) may bring an action in the courts of this state to enforce said restriction, including actual attorneys fees, from the owner of the property, his successors, assigns, trustees, personal representative or administrators.

6350-07-23 Parcel 2

General Location Maps



Wood County GIS Aerial Parcel View



SUBJECT PHOTOGRAPHS



Looking south from CTH P to Marshfield Street with Van Avenue to the left. Photo taken on 1-9-18 by Darla Doescher



Google Aerial Photo

